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0004.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

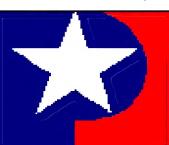
Total Card / Total Parcel
556,800 / 556,800

USE VALUE:

556,800 / 556,800

ASSESSED:

556,800 / 556,800


Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		EGERTON RD, ARLINGTON

OWNERSHIP

Owner 1:	FISCHER STEPHEN	Unit #:	1
Owner 2:			
Owner 3:			

Street 1: 11-13 EGERTON ROAD #1

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	02474			Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Vinyl Exterior and 1600 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7016																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	553,300	3,500		556,800		
Total Card	0.000	553,300	3,500		556,800	Entered Lot Size	
Total Parcel	0.000	553,300	3,500		556,800	Total Land:	
Source:	Market Adj Cost			Total Value per SQ unit /Card:	348.00	/Parcel:	348.0
						Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	545,000	3500	.		548,500	548,500	Year End Roll	12/18/2019
2019	102	FV	486,900	3500	.		490,400	490,400	Year End Roll	1/3/2019
2018	102	FV	430,500	3500	.		434,000	434,000	Year End Roll	12/20/2017
2017	102	FV	392,400	3500	.		395,900	395,900	Year End Roll	1/3/2017
2016	102	FV	392,400	3500	.		395,900	395,900	Year End	1/4/2016
2015	102	FV	362,600	3500	.		366,100	366,100	Year End Roll	12/11/2014
2014	102	FV	346,000	3500	.		349,500	349,500	Year End Roll	12/16/2013
2013	102	FV	346,000	3500	.		349,500	349,500		12/13/2012

SALES INFORMATION

TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
	U40-197		3/1/1991		90,000
					No No Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/6/2017	1144	Re-Roof	11,895	C					5/11/2018	Measured	DGM	D Mann
4/8/2016	416	Porch	26,000					rebuild porch	5/6/2000		197	PATRIOT
6/22/2010	724	New Wind	10,650					REPLACE 14 WINDOWS				

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			CONDO CONVERSION 3/91 643-7439, Building Number 1.											
Sty Ht: 2H - 2 & 1/2 Sty				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall: %				OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1											
Color: YELLOW				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O											
View / Desir: N - NONE				Fpl: 0	Rating: Average			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C - Average				CONDOS INFORMATION				Lvl 2											
Year Blt: 1900	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdct: G12	Fact: .			Floor: 1 - 1st Floor				Totals RMS: 5 BRs: 2 Baths: 1 HB: 1											
Const Mod:				% Own: 43.000000000															
Lump Sum Adj:				Name: 58 - 7016															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %	Exterior:		No Unit	RMS	BRs	FL								
Prim Int Wall: 2 - Plaster				Functional:		Interior:		1	5	2	2								
Sec Int Wall: %				Economic:		Additions:													
Partition: T - Typical				Special:		Kitchen:													
Prim Floors: 4 - Carpet				Override:		Baths:													
Sec Floors: %				Total: 18.6 %		Plumbing:													
Bsmnt Flr: 12 - Concrete						Electric:													
Subfloor:						Heating:													
Bsmnt Gar:						General:													
Electric: 3 - Typical						Totals	1	5	2										
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 1 - Oil																			
Heat Type: 3 - Forced H/W																			
# Heat Sys: 1																			
% Heated: 100	% AC:																		
Solar HW: NO	Central Vac: NO																		
% Com Wall	% Sprinkled:																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 003.A-0001-0004.A										IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	111X20	A	AV	1900		26.36	T	40	102			3,500		3,500		
More: N				Total Yard Items: 3,500				Total Special Features:				Total: 3,500				AssessPro Patriot Properties, Inc			